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Mail to:

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180 North La Salle Street
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97315278

: DEPT-01 RECORDING \$29.00
: T#0012 TRAN 4975 05/05/97 15:18:00
: #5236 # CG *-97-315278
: COOK COUNTY RECORDER

This space reserved for Recorder.

Ex 7659667 / of 358

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of April, 1997, between 1158 ARMITAGE L.L.C., an Illinois limited liability company, of Chicago, Illinois, "Grantor", and THOMAS S. McCLEARY, single never married, whose address is 1155 W. Armitage, Chicago, Illinois, 60614, "Grantee".

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does remise, release, alien and convey to the Grantee, FOREVER, all the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number: 14-32-221-032-0000

Address of Real Property: Unit 303, 1158 West Armitage
Chicago, Illinois

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said Property set forth in the Declaration of Condominium, described in Exhibit "A" aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

BOX 333-CT1

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Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises as above described, unto the Grantee, its successors and assigns forever, Subject To the matters set forth in Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 29th day of April, 1997.

1158 ARMITAGE L.L.C., an Illinois limited liability company

By: _____

Warren Baker, Manager

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STATE OF ILLINOIS
DEPT. OF REVENUE
REVENUE
999.00

Cook County
REAL ESTATE TRANSACTION TAX
MAY 2 1997
158.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
MAY 2 1997
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
MAY 2 1997
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
MAY 2 1997
679.50

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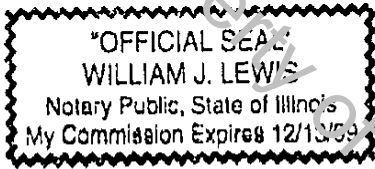
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, William J. Lewis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Warren Baker, personally known to me to be the Manager of 1158 Armitage L.L.C., an Illinois limited liability company, and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of April, 1997.

William J. Lewis
Notary Public

My Commission Expires: _____



This instrument prepared by: Harold S. Dembo, Esq.
Katz Randall & Weinberg
333 W. Wacker Drive
Suite 1800
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Thomas S. McCleary
Unit 303, 1158 W. Armitage
Chicago, Illinois 60614

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EXHIBIT "A"

Parcel 1: Unit 303 in Hedman Lofts Condominium as delineated on a survey of the following described real estate:

Lots 23, 24, 25, 26 and the East 4 Feet of Lot 27 in Sub-Block 7 in James Morgan Subdivision of the West 1/2 of the Southwest 1/4 of Block 10 in Sheffield Addition to Chicago (except from said premises that part thereof taken for alley), all taken as a tract, in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and

excepting from said tract the following described parcels:

Exception Parcel 1: That part of said tract lying above an elevation of 14.35 Feet and below an elevation of 36.58 Feet, City of Chicago Datum, described as commencing at the Southeast corner of said tract, thence West along the South line of said tract, having an assumed bearing of North 90 degrees West, 1.0 Feet; thence North 00 degrees, 14 minutes, 58 seconds West, 1.0 Feet to the point of beginning; thence North 00 degrees, 14 minutes, 58 seconds West 41.14 Feet; thence North 89 degrees, 48 minutes, 21 seconds West, 4.90 Feet; thence South 00 degrees, 11 minutes, 39 seconds West, 0.30 Feet; thence North 89 degrees, 48 minutes, 21 seconds West, 10.45 Feet; thence South 00 degrees, 15 minutes, 18 seconds East; 0.22 Feet; thence North 89 degrees, 48 minutes, 21 seconds West, 61.52 Feet; thence South 00 degrees, 16 minutes, 00 seconds East, 40.88 Feet; thence South 89 degrees, 59 minutes, 19 seconds East, 80.86 Feet to the point of beginning;

Exception Parcel 2: That part of said tract lying above an elevation of 4.12 Feet and below an elevation of 13.36 Feet, City of Chicago datum, described as commencing at the Southeast corner of said tract, thence West along the South line of said tract, having an assumed bearing of North 90 degrees West, 16.51 Feet; thence North 00 degrees, 41 minutes, 10 seconds West, 103.64 Feet to the point of beginning; thence South 89 degrees, 56 minutes, 37 seconds West, 25.88 Feet; thence North 00 degrees, 41 minutes, 10 seconds West, 10.20 Feet; thence North 89 degrees, 56 minutes, 37 seconds East, 25.88 Feet; thence South 00 degrees, 41 minutes, 37 seconds East, 10.20 Feet to the point of beginning. the above descriptions are intended to follow the interior main face of the walls. *

Parcel 2:

Exclusive use for storage purposes in and to storage space 3 and exclusive use for parking purposes in and to parking spaces P21 and P22, as limited common elements, as defined and set forth in said declaration and survey.

* Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 97221301 together with its undivided percentage interest in the common elements in Cook County, Illinois.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of Closing.
2. The terms and provisions of that certain Declaration of Condominium Ownership for the Hedman Lofts Condominium dated March 31, 1997 recorded on March 31, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97221301 (the "Declaration").
3. Public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto;
4. Covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Condominium as a residence);
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
8. Encroachments, if any, which do not materially adversely impair the use and enjoyment of the Condominium as a residence;
9. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
10. Installments due after the date of Closing for assessments established pursuant to the Declaration;
11. Declaration of Covenants, Conditions, Restrictions and Easements dated March 31, 1997 recorded on March 31, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97221300.
12. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
13. Leases, licenses and management agreements affecting the Common Elements, as defined in the Declaration.

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